

## **JUSTIFICATION STATEMENT**

### **3504 GARLAND AVENUE REZONING**

**GNCS LLC, Applicant**

#### **INTRODUCTION**

GNCS LLC, a Kentucky limited liability company (the “Applicant”), proposes to rezone the property located at **3504 Garland Avenue, Louisville, KY 40211**, from **R5** to **R5B** to allow the continued use and development of the site as a duplex. The property was purchased by the Applicant with an existing duplex structure; however, the zoning classification was not properly aligned with the intended use. The Applicant seeks to properly rezone the property to ensure legal conformance with its current use. The proposed rezoning is consistent with the applicable elements of the 2040 Comprehensive Plan, and aligns with the goals of creating diverse housing options and promoting neighborhood revitalization.

#### **COMMUNITY FORM**

The proposed rezoning aligns with the intent and policies of the Community Form Plan Element. The property is located within an established neighborhood, and the current duplex structure is consistent with the surrounding housing types. The rezoning to **R5B** will formalize the prior use of the property and provide a legal foundation for the duplex, thus supporting the goal of providing diverse housing options. The rezoning will also deter unauthorized occupancy and squatting in the building, which has been a current issue due to the zoning mismatch causing the property to be vacant. The Applicant does not plan any physical alterations to the property other than minor cleanup of trash and debris to ensure the property remains safe and inviting for its intended residents.

#### **MOBILITY**

The proposed development complies with the intent of the Mobility Plan Element. The property is accessible by **Garland Avenue**, a roadway that provides adequate access for both residents and visitors. Since no significant site work or major redevelopment is planned, there will be no adverse impact on local traffic or mobility. The Applicant intends to maintain the existing structure and use, ensuring that the property remains an active and functional residential property, thus contributing positively to pedestrian and vehicular traffic in the area.

#### **COMMUNITY FACILITIES**

The proposed rezoning complies with the Community Facilities Plan Element. The property is already served by all necessary public utilities, including water, sewer, and electricity, which are adequate to support the duplex use. As no major construction is planned, the existing infrastructure will be sufficient for the proposed use. The Applicant’s plan to clean up the property will ensure that the property remains well-maintained and does not become a burden on local services.

#### **ECONOMIC DEVELOPMENT**

The proposed rezoning is consistent with the goals of the Economic Development Plan

Element. By properly zoning the property for its current use as a duplex, the Applicant is ensuring that the property contributes to the local economy by providing housing in an area where it is needed. This will help prevent property deterioration caused by squatters, improve property values in the area, and create a stable, long-term housing opportunity for residents. The project is in alignment with broader goals to revitalize neighborhoods and attract new investment.

### **LIVABILITY**

The proposed rezoning is in line with the Livability Plan Element. The conversion of this property into a legally zoned duplex will help provide more diverse housing options in the area, contributing to neighborhood revitalization. By addressing the issues of illegal occupancy, the project will enhance the safety and livability of the neighborhood. The Applicant's plan to clean up the site will improve the visual appeal of the property and reduce the risk of health and safety concerns related to its current condition. The proposed rezoning will foster a more vibrant and stable community environment